

# Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

## **Meeting Minutes Monday, May 17, 2017 Warwick Planning Department Second Floor, City Hall Annex**

The following Commission members were in attendance:

Ms. Donna Tobin, Chair  
Ms. Ginny Leslie, Vice Chair  
Mr. William McQuade  
Mr. Maxwell Pounder  
Mr. Barry O'Brien

The following Commissioner was absent:

Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting was called to order by the Chairperson at 6:07 p.m.

### **Petition #17-245-95**

**Commercial/KLS Realty LLC  
1350 Greenwich Avenue  
Apponaug Village**

The Petitioner was seeking approval to install an externally illuminated pylon sign, the external illumination to be eight (8) gooseneck light fixtures and four (4) ground flood lights. The overall size of the sign is proposed to be 17'6" x 9'3". The base will be of aluminum with ½" Sintra "frame" painted to match the building fascia. The address will be ½" routed black Sintra. The sign body will be 11" deep aluminum structure with .08 aluminum cladding painted to match the existing building trim.

The Petition was continued from the May 1 meeting in order for the Petitioner to prepare alternate designs to address Commissioners' concerns relative to the proposed sign, and to add architectural elements that would be more in keeping with the character of the village.

The Petitioner, Stephanie Poyant Moran, explained that all the new design options – stone base with decorative cap and posts, stone base with roof, and base with roof – include narrowing the width of the sign. The height is taller, but not taller than the existing sign. Discussion took place regarding the square footage allowed by zoning. The Petitioner said

the sign will be adjusted to meet those requirements, although it is likely the project will still have to go to the Zoning Board for dimensional relief from the height.

The Commissioners' consensus was ultimately that of the three proposals, the option with the decorative cap and posts and stone base was the most preferable and in keeping with the character of the area.

Commissioner Pounder made a motion to approve Petition #17-245-95, with the stipulations that the design area shall be as had been determined by the Zoning Official. The Commission understands that will reduce the overall height of the sign; the body of the sign shall be increased to at least 18" thick so as to get more reveal between the columns and body; panels for the sign shall be recessed preferably a minimum of ¾ inch, similar to the "Country Crossing" sign photo presented by the Petitioner during testimony; The Apponaug Crossing letters may be raised; and approval of the submittal was anticipating that the sign will be reduced to comply with Zoning standards.

The Petitioner is to submit plans showing the revised dimensions of the sign to the Planning Department for review and approval, at which time a Certificate of Appropriateness will be issued.

Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

**Petition #17-245-061**

**Non-profit/Warwick Center for the Arts  
3259 Post Road  
Apponaug Village**

Ms. Pam Unwin-Barkley was present on behalf of the Petitioner, The Warwick Center for the Arts (formerly the Warwick Museum of Art). She explained that they are seeking approval to install one (1) 48" x 48" sign to the rear corner of the building to help patrons locate the facility when they park in the rear lot. The Proposed sign is 1.5 sign foam panel with beveled edges, raised moldings, with a raised router carved logo.

Ms. Unwin-Barkley explained that the "W" on the sign was created as part of the museum's rebranding and marketing effort to better reflect the programs and services it offers the community. They are hoping to have signage created to replace existing pole signs to better help motorists locate the building.

Commissioner McQuade made a motion to approve the Petition, seconded by Commissioner O'Brien. All voted in favor; none opposed. Secretary of the Interior Standard #9 was cited.

**Petition #17-292-498**  
**Residence/C. Kaspark**  
**68 Spring Garden Street**  
**Pawtuxet Village**

The Petitioner is seeking approval to replace existing wooden garage doors, which have not been fully operational since the Petitioners purchased the house, with non-wood carriage doors with period-looking windows. The garage is set back approximately 60 (sixty) feet from the street.

Mr. Craig Kaspark was present for the Petition. He presented photos of the existing garage doors, some of which are covered in plywood, and explained that the doors have deteriorated. The proposed replacements, he feels, will add not only to the value of the property but will benefit the neighborhood aesthetics. He is proposing insulated steel garage doors, with Colonial long panel windows, and decorative hardware. Discussion took place regarding the decorative hardware. The Commissioners felt that the look of the garage may be more appropriate without them, but if the Petitioner liked them there would be no objection. Mr. Kaspark said they will take those comments into consideration; it may be more affordable without the hardware.

Commissioner Leslie made a motion to approve Petition #17-292-498, with the suggestion that the garage doors could be installed with or without the ornamental hardware as presented in the materials submitted; the hardware is not required. Commissioner O'Brien seconded the motion. All voted in favor; none were opposed.

At this time, (7:25 p.m.), since the Petitioner for #17-245-90 had not yet arrived, and had not indicated that he would be unable to attend, Commissioner McQuade made a motion to continue the matter for a month. Commissioner Leslie seconded the motion. All voted in favor; none opposed.

**OTHER BUSINESS**

- **Approval of minutes of March 15, 2017 meeting**  
Commissioner Leslie made a motion to accept the minutes as presented. Commissioner McQuade seconded. The motion passed, with 4 yesses and 1 abstention, as Commissioner O'Brien was not present for the meeting.

Commissioner Tobin raised the discussion of Commission review of doors and garage doors. Because not all garage doors require a permit, the Commission does not presently have the ability to review them as was once the case. She suggested that it be investigated if the Building Official and others would allow them to have purview over the design of the doors, if they do not specifically require they be wood.

At 7:34 p.m., Mr. Costa, the applicant for Petition #17-245-90, arrived. Commissioner McQuade made a motion to hear the petition; seconded by Commissioner Leslie. All voted in favor.

**Petition #17-245-90**  
**Residence/J. Costa**  
**94 Spruce Street**  
**Apponaug Village**

The Petitioner is seeking approval to add an addition to the existing garage. The garage is detached, with wood siding.

The Petitioner explained he was proposing to construct a 10' x 31' addition on the rear of the garage for his son to use. The roof line of the addition would match the existing. An interior door would connect the new addition to the existing portion. A rolling door and a window will also be added. T111 will be used to match the existing siding.

Discussion took place relative to the proposed door. Mr. Costa said they would match the existing front doors; however, Commissioners noted that the proposed door does not have windows, so they are not matching. Mr. Costa explained that the new rolling door is shorter than the front ones, and was told that windows would break when the door was opened because of the configuration.

Discussion also took place relative to the new window on the addition. Commissioner Pounder expressed concern about the location as depicted on the plans; Mr. Costa reviewed the plan and noted that it showed the wrong placement. The window will be installed on the rear wall, not next to the rolling door, in order to provide cross ventilation.

Commissioner Pounder made mention of a house in the neighborhood that was recently renovated, and shingles installed, and how it has added character to the neighborhood. He noted that T111 bears no relationship to anything historic and asked Mr. Costa if he would consider adding shingles to the more visible side of the garage. Mr. Costa said he was unwilling to do that. Commissioner Tobin said that T111 is not as appropriate as other materials. Mr. Costa noted that the garage was constructed in 1981, well before the area was designed as a historic District. Commissioner Leslie said she felt that shingles would be nice, but given that the rest of the structure is T111 she would not object to it being used.

Commissioner Leslie ultimately motioned to approve the Petition, with the window shown in the plans as being installed on the side to be moved to the rear wall. Commissioner McQuade seconded. The motion passed, 4-1, with Commissioner Pounder abstaining. Commissioner Tobin noted that she was voting to approve with some reluctance, as one of the goals of the Historic District and its Commission is to improve the overall historic character and appearance of the neighborhoods.

Commissioner McQuade voted to adjourn, seconded by Commissioner Pounder. All voted in favor; none opposed.

The meeting adjourned at 8:16 p.m.

